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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	64°   53°
☁️ Saturday	59°   50°
☀️ Sunday	61°   57°
☀️ Monday	64°   46°
☀️ Tuesday	64°   50°
☁️ Wednesday	61°   48°
☁️ Thursday	63°   45°



Photo by Lisa Friedman Bloch

Beverly Hills was bustling during the last full week of 2023, with Rodeo Drive's dazzling display attracting locals and visitors alike.

## Beverly Hills Appeals Judgment in Housing Element Lawsuit

BY CLARA HARTER

Beverly Hills is appealing a Los Angeles County Superior Court judgment that would restrict the city's ability to approve new building permits until it meets the state's ambitious

housing requirements. The judgment and writ of mandate was entered by the Hon. Curtis A. Kin on Dec. 21 in a lawsuit filed by Californians for Homeownership, a nonprofit sponsored by the California Association of Realtors, which alleges that the city has failed its legal duty to plan for future housing needs.

"The city has appealed the trial court's decision, and therefore the trial court's judgment has not yet taken effect," Beverly Hills City Attorney Laurence Wiener told the Courier.

If the ruling takes effect, it will See HOUSING ELEMENT, page 2

## New Commissioners Steer Beverly Hills' Future



JR Dzubak

BY JOEY WALDINGER

Beverly Hills commissioners take on a big responsibility when sworn in for the post. In addition to meetings that can run long,



Lou Milkowski

commissioners must acquire detailed knowledge of city codes, said Lou Milkowski, who See NEW COMMISSIONERS, page 17

## New 2024 Laws Will Affect Landlords and Business Owners

BY ERIC LICAS

Landlords and employers should take note of new California laws taking effect in 2024, as a number of changes will affect business operations. The most significant involve increases in California's base minimum wage, which will go up from \$15.50 to \$16 per hour. Beginning in April, the starting pay for fast food workers in the state at companies

See NEW 2024 LAWS, page 2

# Happy New Year!

Award-Winning BEVERLY HILLS *COURIER*



# Courier Calendar

**NOW - DEC. 30**

**THE WALLIS: "LOVE ACTUALLY LIVE"  
7:30 P.M.**

The Wallis presents the 20th anniversary of "Love Actually Live." The show transports friends and families into a three-dimensional world where the film and live action seamlessly blend, immersing audiences in the heartwarming London setting. Iconic scenes from the movie are displayed on screens that move throughout the set, complemented by an all-star cast of singers and a live orchestra, delivering a reimagined soundtrack. Tickets range from \$79-\$139. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. [thewallis.org](http://thewallis.org)

**NOW - JAN. 7, 2024**

**L.A. ZOO LIGHTS: ANIMALS AGLOW  
6-10 P.M.**

The L.A. Zoo presents "Animals Aglow." The event features an immersive landscape filled with new lantern sculptures of animals among blooming flowers, towering trees and more for a nature-focused holiday celebration. This year's experience features all-new seasonal wonders, including a Winter Wildlands with majestic pine trees, glowing ice crystals, snow-loving animals, views of the "northern lights," and spectacular photo

spots for holiday snaps. A special family night on New Year's Eve features a buffet dinner with dessert, dancing, a live broadcast of the Times Square ball drop and more. Tickets for New Year's Eve are \$90 for adults or \$75 for children (2-17). Normal tickets start at \$18 and vary depending on date. The L.A. Zoo is located at 5333 Zoo Dr., Los Angeles. [lazoo.org](http://lazoo.org)

**NOW - JAN. 15, 2024**

**ICE AT SANTA MONICA  
SUN.-THURS. 11:30 A.M.-9:30 P.M.  
FRI.-SAT. 11:30 A.M.-11 P.M.**

Located just blocks from the ocean, Ice in downtown Santa Monica brings a bit of winter to the comfortable coastal city. The 8,000-square-foot outdoor rink runs daily on the corner of Fifth Street and Arizona Avenue. The rink hosts a family-friendly New Year's Eve celebration from 8:30 p.m. to 9:30 p.m. on Dec. 31. The evening features ice skating under the stars, food and drinks and a countdown to midnight (East Coast time). All-day admission is \$22 and includes skate rentals. Ice is located at 1324 5th Street, Santa Monica, less than a 10-minute walk from the Metro Expo line. [iceatsantamonica.com](http://iceatsantamonica.com)

**DEC. 31 - JAN. 1, 2024**

**MARINA DEL REY GLOW PARTY AND NEW  
YEAR'S EVE FIREWORKS  
7 P.M.-12 A.M.**

Marina Del Rey's Burton Chase Park hosts the annual glow party and New Year's Eve fireworks. The event offers family-friendly festivities such as DJ music, live entertainment, food trucks, face painting, photo booths and more. Fireworks shows are at 8:59 p.m. and 11:59 p.m. and run for 10 minutes each. Admission to this celebration is free. Paid parking is available on-site. [visitmdr.com](http://visitmdr.com)

**DEC. 31 - JAN. 1, 2024**

**GLORIA MOLINA GRAND PARK: NEW  
YEAR'S EVE LA COUNTDOWN TO 2024  
8 P.M.-12:30 A.M.**

Gloria Molina Grand Park hosts the largest free New Year's Eve event, NYELA Countdown to 2024. The evening features two music stages, a lineup of all-female DJs, a midnight countdown art spectacle projected on LA's City Hall, family activities by PlayLA, immersive art installations and food from over 30 local LA food trucks. The DJ lineup at the "Get Down Stage" (between Grand Avenue and Hill Street) features host Carolina Márquez and DJs Ericlandia, Bianca

Maieli, Mango and Ginger and Linda Nuves. The "Countdown Stage" (between Broadway and Spring Street) is hosted by DJ Sizzle and features La Verdad band and salsa dancers Stephanie Stevenson and Willie Watana, Extra Ancestral and La Doña. Gloria Molina Grand Park is located at 200 N. Grand Ave., Los Angeles. Parking is \$10 at the Music Center, and access is available from the LA Metro. [grandparkla.org](http://grandparkla.org)

**JAN. 1, 2024**

**LITTLE TOKYO: JAPANESE NEW YEAR  
CELEBRATION  
10 A.M.-3 P.M.**

Little Tokyo presents a celebration of the beginning of the Year of the Dragon at Weller Court and the Japanese Village Plaza. Known as Oshogatsu, the Japanese New Year is one of the most significant holidays in Japanese culture. Guests can experience all the excitement of a traditional Japanese New Year with a full day of cultural events. The whole family can enjoy an energetic day in Little Tokyo filled with live entertainment and cultural activities including mochimaki, a kimono fashion show, shamisen show, Kompo and more. The events take place in Little Tokyo, Downtown Los Angeles. [littletokyola.org](http://littletokyola.org)

## NEWS

### HOUSING ELEMENT, from page 1

temporarily suspend Beverly Hills' ability to issue building permits—except for permits that create new residential bedrooms or units—until the city's Housing Element plan is deemed substantially compliant with state law.

This means the city would have to put the brakes on permits for any new buildings, or even kitchen and bathroom remodels, that don't add to the city's overall housing stock.

Beverly Hills, like all other cities in California, is required to submit a Housing Element plan to Sacramento outlining how it will create capacity for a state-mandated number of housing units by 2024. Beverly Hills' plan for its required 3,104 units has yet to receive state approval.

"The city of Beverly Hills is over two years late in developing a compliant Housing Element, even as most Southern California cities have achieved compliance," said Matt Gelfand, an attorney for Californians for Homeownership, in a statement provided to the Courier. "We are optimistic that the penalties imposed by the court will get the city on the right track toward adopting a compliant housing element in early 2024."

The deadline for all cities in the state, including Beverly Hills, to have their Housing Element approved by the California Department of Housing and Community Development (HCD) was October 2022. As of Dec. 27, 2023, approximately 66% of California's 539 municipalities had compliant Housing Elements, according to HCD's dashboard.

Beverly Hills has submitted three versions of its Housing Element to HCD over the last three years, all of which have been rejected. The city is continuing to work with HCD to attain HCD certification of the document, Wiener told the Courier.

Californians for Homeownership filed its lawsuit against the city in January. The complaint alleges that the city developed an unrealistic Housing Element that relies on directing new housing development into commercial corridors and overestimating how many units can be built there.

On Sept. 12, Kin ruled that the city had indeed failed to comply with its legal duty to develop a compliant Housing Element. The following month, the city submitted a revised version of its Housing Element to HCD, but HCD rejected it on Dec. 15.

"The city has continued to focus its plans on the unlikely conversion of thriving retail, religious, medical, and office spaces into housing without zoning changes," said Gelfand. "It has continued to do so even after the court initially ruled in September that its approach was internally inconsistent and lacked evidentiary support, providing a clear roadmap for the city to come into compliance."

The city, for its part, has stood by its Housing Element.

"The city of Beverly Hills has adopted a sixth cycle Housing Element that is substantially compliant with state law, and we are disappointed that HCD has not yet certified the document," Director of Community Development Michael Forbes told the Courier last week. ●

### NEW 2024 LAWS, from page 1

with over 60 locations will be set at \$20 per hour, following the passage of California Assembly Bill 1228 this past September. And then, starting in June, Senate Bill 252 will raise the minimum wage of healthcare workers to \$23 per hour.

Another pair of laws going live on Jan. 1 will enhance time off provisions for employees. SB 616 requires employers to provide at least 40 hours or 5 days of accrued sick leave or paid time off within the first year of employment. Meanwhile, SB 848 will guarantee that employees can take reproductive leave within three months of welcoming an addition to their family. That law will also make it illegal for management to deny up to 5 days of bereavement leave following a death in their families.

Additionally, SB700 will prevent companies from discriminating against job applicants or employees based on their use of cannabis. And SB 731 will require employers to provide people working from home 30-days notice before making them return to an office schedule.

Several healthcare-related laws will also go into effect on Jan. 1. SB 43 modernizes the conservatorship laws of the state for

the first time in nearly 50 years. It creates a pathway for adults or qualified minors to assume legal and, potentially, financial responsibility for loved ones disabled as the result of a mental health disorder.

Another pair of new laws in 2024 will make it easier for renters to find a home. SB 267 prevents landlords from considering a person's credit history in applications beginning Jan. 1. However, tenants will still have to provide reasonable proof that they can make rent. And then, in July, AB 12 will cap security deposits at one month's rent, regardless of whether a unit is furnished or not.

Harsher penalties for people convicted of certain crimes will also be on the books in 2024. AB 701 reclassifies child sex trafficking as a serious felony, making violators subject to even longer jail sentences.

Additionally, the distribution of fentanyl will also be categorized as a serious felony beginning Jan. 1. The drug is an opioid used for pain relief that is 100 times as potent as morphine and 50 times as powerful as heroin. It was the primary cause of over 70,000 fatal opioid overdoses in 2021, according to the Centers for Disease Control and Prevention. ●

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## Pro-Palestinian Demonstration Held at La Cienega Park

BY ERIC LICAS

A group of 300 protestors calling for a cease-fire in Gaza gathered at La Cienega Park before marching to the Beverly Center. The group stopped traffic and drew a pro-Israel counter-protest of approximately 30 people on Dec. 23, one of the busiest shopping days of the year.

Demonstrators at La Cienega Boulevard and Gregory Way waved Palestinian flags, chanted slogans and bore signs describing the ongoing conflict in Gaza as an apartheid state and genocide.

Counter-protesters bore Israeli flags and shouted “Free Palestine from Hamas” in retort to chants from across the street. One of them was Beverly Hills Councilmember John Mirisch. He described the slogans of pro-Palestinian demonstrators as “Islamofascist” and “anti-Jewish.”

“They’re chanting insane things that we know are just a form of Jew hatred, and we’re at an unprecedented time when Jew hatred has exploded in this country,” Mirisch told the Courier while crossing the street to join counter-protesters. “And we need to make it clear they’re not welcome in our community.”

Flyers distributed on social media to promote the event listed Black Lives Matter- Los Angeles, Islah LA, The Muslim Anti-Racism Collaborative and several others as participating organizations. Before marching from the park to the shopping center, organizers with bullhorns acknowledged the presence of opposing protesters. They urged their supporters not to engage with the other group, while insisting that they were in public space and acting within their rights to free speech and public assembly.

Leah Houseman lives in the area, was in Israel in the wake of a series of attacks by Hamas on Oct. 7, and stood with pro-Israel demonstrators. She said pro-Palestinian demonstrators failed to adequately take into account the violence committed against Israeli citizens and saw little hope of finding common ground.

The dueling demonstrators brandished flags at each other, occasionally spilling out from their respective corners and into the crosswalk. Several shouting matches ensued as well as at least one instance of pushing and shoving. A spokesperson for the Beverly Hills Police Department told the Courier that no arrests were made.

At about 4:30 p.m., the pro-Palestinian



Photo by Eric Licas

Protestors gathered at La Cienega Park on Dec. 23.

group began walking down lanes of La Cienega Boulevard. They shouted “Shut It Down” while making their way to the Beverly Center and were shadowed by counter-protesters.

West Hollywood resident Debbie Esner stood in the intersection at Wilshire Boulevard with a blue and white flag as a throng of protesters walked past her. She said she was a proponent of tolerance and freedom of speech, but she perceived the pro-Palestinian demonstration as an attempt to intimidate the local Jewish community.

“I am Jewish,” Esner said. “My daughter’s father is Christian. My new husband’s ex-wife is Muslim. So, we welcome everybody. But this is about intimidation. This is about American Jews feeling safe in their neighborhoods. To pick a location where it’s near a synagogue, I just couldn’t sit at home.”

Los Angeles resident Karen Pomer was one of the marchers calling for a cease-fire. She is Jewish and the daughter of a Holocaust survivor who had been sent to the Bergen-Belsen concentration camp during World War II. She said she has participated in numerous protests in support of Palestine and has never felt threatened.

“In the last two and a half months, I’ve attended two dozen or more pro-Palestinian

demonstrations,” Pomer said. “I’ve identified myself as Jewish at the demonstrations, and never once did I feel any antisemitism or any anti-Jewishness.”

She was accompanied by Dr. Ahlam Muhtaseb, a professor of media studies at CSU Santa Barbara, co-chair of the California Faculty Association’s Palestine, Arab and Muslim Caucus and one of the featured speakers at the end of the protest in front of the Beverly Center. She was not involved in planning the demonstration. However, she said it was important for pro-Palestinian activists to be heard in communities largely in support of Israel in order to create opportunities for uncomfortable and critically important discourse.

“Let it be. Yes, we want them uncomfortable,” Muhtaseb said.

“What they are doing is weaponizing antisemitism against Palestinian activists, against activists for justice in Palestine, and distracting from real antisemitism,” she later added. “Because we do have a real antisemitic problem. We do have antisemitic discourse in this country. We do have hate speech that is motivated by antisemitism. But that (activism) is not antisemitism. They are pointing in the wrong direction and distracting from the real antisemitism.” ●

## COVID-19 Cases Increasing as Year Ends

Over the past week in Los Angeles County, there have been notable, yet not unexpected, increases in COVID-19 reported cases, hospitalizations and deaths. While these increases are significant, they remain below last winter’s peak. Since last week, the reported daily average of COVID-19 cases has increased by more than 25%, from 495 to 621. This number is an undercount due to the large number of home test results for COVID-19 that are not reported to Public Health. The daily average of COVID-positive hospitalizations

increased by nearly 15% over the same time period, from 604 to 686, and the Hospital Admission Level for the county increased from 6.5 to 8.3 new COVID-19 hospitalization admissions per 100,000 people. There has also been an appreciable increase in the daily average deaths due to COVID-19. This week the LA County Department of Public Health is reporting a daily average of five deaths, an increase from two earlier this month on Dec. 6. ●

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# Health and Safety Commission Looks Back on Year's Achievements



Photo courtesy of BH K9 Foundation

BHPD officers and their K9 companions

BY JIMY TALAL

At the final meeting of 2023 for the Beverly Hills Health and Safety Commission, current Committee Chair Lee Hilborne and Vice-Chairperson Erica Felsenthal were recognized for their service in 2023. Felsenthal and Helena Rosenthal were introduced as the incoming Chair and Vice-Chair, respectively, for 2024.

Incoming Chair Felsenthal announced that her 2024 area of focus would be on optimizing mental and physical health. That will include community outreach to disseminate health and safety information, including available mental health tools as well as programs like the Nurse Practitioner Program, taking action on health and safety-related items in the city's Climate Action plan, making sure emergency measures are in place for safe drinking water, further limiting exposure to secondhand smoke, and getting the word out about "vaping and its dangers."

Outgoing Chair Hilborne stated that one of the biggest accomplishments of the Commission in 2023 had been the home fire extinguisher program put on by the BHFD, which included selling and distributing over 100 fire extinguishers and training people how to use them.

"This has resulted in safer homes," he said.

In addition, Hilborne cited the "Day of Wellness," a free community event held last Sept. 10 and coordinated by Vice-Chair Felsenthal, a sunscreen/melanoma program, and "Just-in-Case Beverly Hills," a collaborative emergency preparedness program with the Beverly Hills Fire and Police departments.

Certificates of recognition and appreciation were given to Michelle Marcus for representing the BHUSD to the Commission during its 2023 meetings, and to Lt. Reginald Evans for representing the BHPD.

The BHPD gave a special presentation about its Police K9 Unit, which currently has five police K9 "officers." On hand in-person

(and in-dog) were Officer Michael Downs and his canine partner Darco, a 3 1/2-year-old Belgian Malinois.

Downs explained that the dog was born in the Czech Republic and specifically trained to assist members of law enforcement. He said every dog on the force serves a dual purpose; and Darco's purposes are to detect explosives and "find dangerous suspects in hiding." Other dogs specialize in sniffing out guns and narcotics.

"We're always sweeping venues [for explosives] before large-scale events like the Golden Globes," Downs stated.

"These dogs can work for seven to nine years," he continued. "They have a lot of physical demands placed on them...After retirement, we have the option to purchase them from Beverly Hills for \$1, and most handlers typically do. We care for the dogs 24/7. When off duty, they come home with us."

The K9 team is supported by the BHPD K9 Foundation, which provides ongoing care for the dogs in both active duty and retirement.

Josette Descalzo, Environmental Compliance and Sustainability Programs Manager in the Public Works Department, gave the commission a presentation on the BH Climate Action Plan, indicating that the greatest amount of greenhouse gas emissions in the city come from transportation (49%) and power (46%). Strategies for becoming carbon neutral by 2045 include transitioning to solar power and electric vehicles, diverting organic waste from landfills, using less water, urban forestry, and revising codes for new and remodeled buildings.

Things that individuals can do include sustainable fashion, buying food at the farmers' market, and walking and biking instead of riding.

The police and fire departments reported a vehicle fire inside a parking structure under an apartment complex on Nov. 26 that spread to other parts of the building. An investigation determined that the fire was intentionally set by individuals arriving in a second car, and arrests were made. ●

# Commuters Encouraged to Complete Metro Traffic Survey

The Los Angeles County Metropolitan Transportation Authority (Metro) has extended the open date to participate in a brief Traffic Reduction Study (TRS) survey to help the agency understand residents' priorities and concerns about traffic. TRS is a conceptual study and will not make recommendations that will be immediately implemented. But it could inform future, more-detailed analysis of potential pricing areas and programs. Improving traffic requires better management of the demand for using busy roads. Congestion pricing works because putting a small cost on driving at the busiest times and places sends a signal to drivers to consider shifting when or how they travel. The survey is part of a broader plan to make it easier to move around Los Angeles County. The survey will remain open until Jan. 31, 2024 and can be accessed at <https://survey123.arcgis.com/> ●



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## A Visit to Israel



BY RABBI NICOLE GUZIK

I recently returned from Israel. I traveled with 15 other rabbis from all over the Los Angeles area. We went for one simple, important reason: to bear witness and see the horrors of Oct. 7 with our very own eyes. As the United Nations pathetically wavered in its stance on condemning the rape and mutilation of Israeli women by Hamas and as the world watches heads of elite U.S. universities unable to decry expressions of Jewish genocide on college campuses, bearing witness is an action we can't afford not to take.

And yet, as a rabbi who just took 40 congregants to Israel this past July, I never expected to see such a drastically changed Israel. Over the summer, we experienced a post-COVID Israel. A bustling airport with tourists arriving all over to enjoy an Israeli summer. Restaurants and shops packed with tourists waiting to eat authentic Israeli cuisine. Jews visiting the Kotel to celebrate their b'nai mitzvah and Christians wading through the Sea of Galilee to conduct ritual baptisms. But this week, I witnessed an Israel I had never hoped to meet: an Israel in a state of brokenness. An Israel that will need all of us if she wishes to rise from the ashes.

In my short three-day trip, the Jewish Federation of Greater Los Angeles arranged meetings with Israelis from various sectors: conversations with hostage families, heads of IDF bases, displaced evacuees from the north and south, doctors and nurses, mental health clinicians, educators, Israeli rabbis and more. In my free time, I spoke with family members who have sons and grandchildren serving in Gaza and on the border with Lebanon. The emotional weight Israelis are carrying sits heavily in their eyes and eloquently upon their lips. In one way or another, each Israeli expressed to me: we are scared. There is a fear that many of us who live outside of Israel have never heard

before. Usually, Israelis will remind us that they live with fear every day. Surrounded by Arab nations, constantly aware of Iran's control through Hamas and Hezbollah, having lived through thousands of years of demonization, Israelis know fear. But this was different. This is an Israel that turns to all of us and asks us to pray with her, to stand with her as each citizen stays up through the night, quaking with uncertainty, trembling with angst.

A few examples of my conversations:

We met Benzi at Shura IDF Military Base, the site where the civilians and IDF soldiers' dead bodies of Oct. 7 were identified and prepared for burial. This young IDF soldier began our tour with a confession. Benzi explained that in his years of IDF service, he was never in combat. He dealt with other matters in the IDF. When he was called back to serve on Oct. 8, he could never imagine being in charge of identifying and burying hundreds of people. In fact, he said before this point in time, he had never touched a dead body. Yet, here he was, responsible for laying all these bodies to rest in holy burial. Some so decimated and burned, identification is nearly impossible. He looked at us and asked the rabbis to go back to our congregations to pray for his soul. At one point, he stopped our tour and told us that during the first few days of the war, he questioned his own mental health because he had yet to cry. When he finally saw a young mother identify her murdered son, he felt tears run down his cheeks. He was comforted by his tears but afraid for his future. He doesn't know how he will return to "life" after the war.

We met Moira and Amos, two evacuees representing the almost 300,000 Israelis displaced from northern and southern Israel. With so many kibbutzim homes virtually destroyed near the Gaza envelope and the

north on the verge of attack from Hezbollah, Israeli civilians are in a constant state of uncertainty. Many live in hotels, sometimes 5-7 people packed in one room, trying to maintain some kind of routine within the chaos of their lives. Moira just wants to return to her beautiful home in Netiv HaAsara—the home she and her husband have created memories for 40-plus years. However, there is no indication when Moira can go home. It may be up to two years before she can live comfortably, with real security on the border. The kind of security that will reassure her that events like Oct. 7 will never happen again. She is angry. She is petrified. At one point she looked at all of us and wondered if anything will ever help her situation or if she will continue to live in this state of fury. Amos, a father of two teenagers knows his children are traumatized. He wants his family to eventually return to his kibbutz, but his children are not ready to have the conversation. Perhaps they'll never be ready. He explained that the charm of Israel is feeling safe enough to have your children play on the beach and on playgrounds, knowing that the greater Israeli village will help raise and shepherd your children. Since Oct. 7, the idyllic kibbutz life has shattered. For how does a father force his children to return to a home on the Gaza border, once a place of refuge, now a place associated with nightmares and broken trust? And beyond the emotional ramifications, if evacuees cannot muster the resilience to return to their homes, who pays their rents? Mortgages? A changing economy is something we cannot ignore.

I spoke with my Israeli cousin whose home life has vastly changed in the past 60 days. Her husband is stationed in the north, surveying the situation in Lebanon. She has another son stationed somewhere in the south who is unable to share exact details of where he is and what he is doing. Her daughter gave birth on Oct. 10 and her son-in-law, stationed primarily in Gaza, has seen his newborn daughter three times. A woman of exemplary strength, she implored me to take her story home to the States and remind everyone: the fear Israelis are experiencing isn't localized to the border with Gaza. Israelis are scared all over the country and need to know they are not alone.

The Israel I witnessed this week may never fully return to the Israel I experienced this summer. However, glimmers of hope encouraged me that Israel will take control of the currently bleak narrative. During our

trip we traveled down to Kfar Aza, a kibbutz about a mile away from the Gaza Strip. Nine hundred people lived in Kfar Aza, which is known for its famous kite festival. One family organized the festival and asked neighbors to create kites with messages of peace and love. Each year, they would fly these kites towards Gaza to show their intentions of building bonds and partnerships. The festival was planned for Oct. 7. But this year, sadistically, Hamas terrorists stormed through Kfar Aza, flying through the air on paragliders and driving on land on motorcycles. Fifty-eight members of Kfar Aza were murdered, 17 taken hostage and six severely injured. She tearfully shared that the exact family that initiated the efforts of the annual kite festival was found murdered in their beds, their kites in the living room still waiting to be flown. And even through her sharing of this hell, she turned to us and wondered aloud how her Kfar Aza will one day transform back to a place of kite flying, a symbol of peace.

I saw glimmers of hope in our visit to the Shamir Medical Center with leading experts in the brain's response to hyperbolic chambers. The neuroscientists explained that the brain is capable of tissue regeneration and Israel is exploring what brain growth and repair might look like after experiencing traumatic events. This is an Israel that may feel broken, but this is an Israel that is beyond determined to provide a safe haven of Jewish tradition and innovation.

But Israel won't adapt alone. As the Talmud says, "Kol Yisrael Arevim Zeh BaZeh—all of Israel is responsible for each other." While the Talmud may be referring to the Jewish people, this war is impacting all people of faith. This is the moment to expand the phrase to understand that we are responsible for all of humanity. Hamas declared war on all peace-seeking people. Israel is a land of varied religions and cultures. It is home to Muslims, Christians and Jews. On Oct. 7, all human life was targeted. The hostages represented major world religions. Nationalities of the hostages include Thai, Chinese, Russian, French, German and Argentinian. I call on all leaders of faith and the moral majority that I know exists in the United States to stand together as one interwoven, impenetrable heart. Be vocal and resolute. Call out evil. Stand against Hamas. Our descendants will take note of where we stood, where we spoke out and when we were silent. And our brothers and sisters in Israel are listening. ●



Rabbi Nicole Guzik is Senior Rabbi at Sinai Temple. Her vision is to create multiple paths for Jewish engagement and avenues to deepen Jewish identity. Rabbi Guzik focuses on creating innovative women's programming at Sinai, and as an Associate Marriage and Family Therapist (AMFT), Rabbi Guzik launched the Sinai Temple Mental Health Center in August 2021 to address the mental and emotional health of the Sinai Temple community and beyond. The Sinai Temple Mental Health Center destigmatizes conversations around mental health and provides opportunities for members to address life's challenges and obstacles together. With her AMFT, Rabbi Guzik also provides premarital counseling to Sinai Temple members.



# The Courier on a Mexico City Holiday



Beverly Hills Unified School District Board President Amanda Stern and spouse Lisa Rubel, Jay Mandel (BHUSD Class of 1990) and Molly Stern and their teens enjoyed a trip to Mexico City over the holiday. The group took along a copy of the Courier for this Dec. 27 photo.

# Beef Bowl Tradition Continues

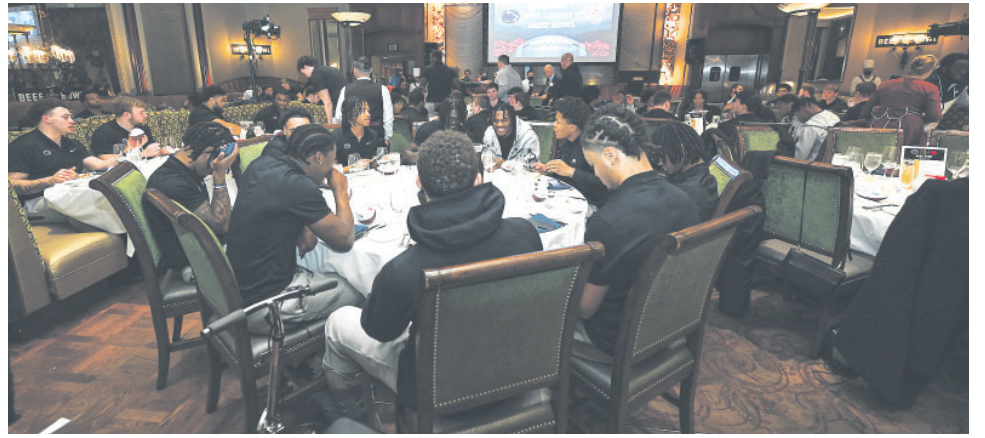


Photo courtesy The Tournament of Roses

Penn State celebrates at the Beef Bowl 2022.

The University of Michigan's football team took part in Lawry's Beef Bowl at Lawry's The Prime Rib on Dec. 28, one day before its opponent in Monday's 110th Rose Bowl, Alabama. Lawry's Beef Bowl consists of the teams separately dining on prime rib, with one player each conducting the salad spin and performing the ceremonial first cut of prime rib.

Since 2018, the Beef Bowl has included the presentation of the Tournament of Roses Scholar Athlete Award to a player from each team. Rose Bowl teams have dined at the Beverly Hills restaurant annually since 1956, except for 2020 and 2021 when the event was canceled because of restrictions related to the COVID-19 pandemic.

The Beef Bowl is older than all but the Rose, Orange, Sugar, Sun, Cotton, Gator and Citrus bowls. It is billed by organizers as college football's most enduring pre-bowl game tradition.

"The Beef Bowl is an opportunity for us to celebrate the players and coaches and kick off the festivities of the Rose Bowl Game," said Ryan O'Melveny Wilson, CEO of Lawry's Restaurants Inc.

The series of events leading up to the Rose Bowl began Wednesday with both teams visiting Disneyland and being celebrated with a cavalcade on Main Street, U.S.A.

City News Service, Inc. ●

## CITY OF BEVERLY HILLS GOLDEN GLOBE STREET CLOSURES | Sunday, January 7, 2024

MORE INFO: [BEVERLYHILLS.ORG/GOLDENGLOBES](https://www.beverlyhills.org/goldenglobes)



### LOCAL ACCESS ONLY

- 1** Access restricted to residents in the 600 - 800 blocks of the Greenway Dr.
- 2** Access restricted to Los Angeles Country Club visitors
- 3** Access restricted to residents in the 10200 & 10300 blocks of Wilshire Blvd., Los Angeles Country Club visitors

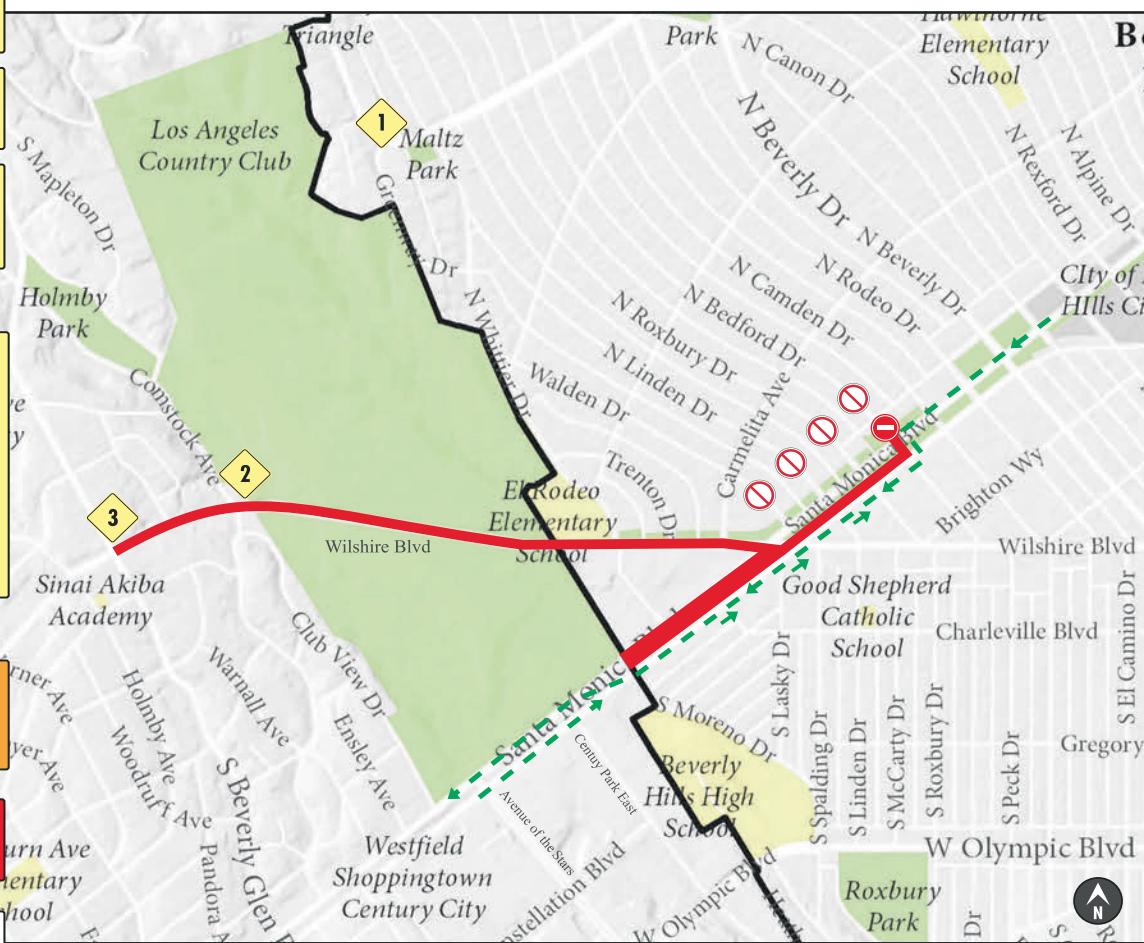
### PARKING RESTRICTIONS

- 6 a.m. Sunday, January 7<sup>TH</sup> through 4 a.m. Monday, January 8<sup>TH</sup>:**
- **Whittier Dr:** Wilshire Blvd. to Walden Dr.
  - **Carmelita Ave:** Wilshire Blvd. to Walden Dr.
  - **Elevado Ave:** Wilshire Blvd. to Walden Dr.
  - **Trenton Dr:** Whittier Dr. to Wilshire Blvd.
  - **Walden Dr:** Santa Monica Blvd. to Elevado Ave.

### DETOUR

Eastbound Wilshire traffic diverted to S. Santa Monica Blvd., Sunset Blvd., and Olympic Blvd.

- Road CLOSED** to westbound traffic at Bedford Dr.
- LEFT TURN ONLY** from southbound Walden Dr., Linden Dr., Roxbury Dr. and Bedford Dr.



- ### Alternate N/S Routes Available
- Westwood Bl.
  - Beverly Glen
  - Camden Dr (and east)
- ### Alternate E/W Routes Available
- Sunset Bl.
  - S. Santa Monica Bl.
  - Olympic Bl.

### LEGEND

- N. Santa Monica Blvd. Closed** at Bedford Dr.
- Left Turn Only**
- N Santa Monica lane full closures** Westbound and Eastbound begin Friday, January 5<sup>TH</sup> at 9 p.m. through 4 a.m. Monday, January 8<sup>TH</sup>.
- Wilshire Blvd. full closure** begins Sunday, January 7<sup>TH</sup> at 6 a.m. through 4 a.m. Monday, January 8<sup>TH</sup>.
- Restricted lane closures** begin Tuesday, January 2<sup>ND</sup> at 6 a.m. until hard closures beginning Friday, January 5<sup>TH</sup>.



## ‘The Crime is Mine’—For All of Us



Rebecca Marder, Isabelle Huppert and Nadia Terezkiewicz

Photos courtesy of Music Box Films

BY NEELY SWANSON

We all have reasons why we’ll see a film sight unseen and one of mine is Isabelle Huppert. She makes even mediocre movies (and she’s been in a few) watchable. So what a thrill when she’s in a good one, and a comedy to boot, surrounded by other great actors. She is only one of the reasons to see “The Crime is Mine,” a delight in every way. It is directed by François Ozon, one of the best writers/directors working today and the rare artist who is known for enhancing the careers of many women of a certain age with roles that highlight their strengths and beauty. He resurrected the career of Charlotte Rampling when she reached “a certain age” with a starring role in “Under the Sand” (2000). He continued featuring other actresses who had allegedly passed their “use by date,” most notably in a hilarious comedy called “8 Women” (2002) starring Danielle Darrieux (85), Catherine Deneuve (59), Fanny Ardant (53) and the baby of the group, Isabelle Huppert (49). It’s no wonder that actresses clamor to be in his films.

Here, he gives us Paris in the 1930s lovingly displayed at her best. Beautiful young actress Madeleine can’t get a foot in the door. She and her best friend Pauline, a lawyer without a case, share a cold water flat in a marginal neighborhood and are behind on the rent. They have flirted their way out of eviction for the last time, the landlord warns, and they have just a few days to come up with what they owe. Madeleine’s

audition with a producer of a hit play may save them yet.

Alas, a very disheveled and upset Madeleine returns to the apartment, hair a disaster, blouse ripped, stockings run, gasping for breath. The producer was a pig. The only way she could have a bit part in his play was if she would sleep with him twice a week at his secret bachelor pad. To escape his clutches, she shoved him into a table and ran out. How will she ever get the rent money, let alone be able to support her slacker boyfriend André? But the horrors continue when the police arrive on their doorstep. The producer is dead and she was the last person on his schedule. Dragged away to jail, she is interviewed by Judge Rabusset who will be in charge of the case. With Pauline at her side, Madeleine tries to explain that she didn’t kill him, or if she did, she didn’t mean to. Rabusset is having none of it and lays out all the possible scenarios and in all of them she’s guilty. Conferring with the innocent Madeleine, her first client, Pauline advises her on a risky course of action in which she will plead self-defense and defend herself to what will be an all-male jury who will, no doubt, be swayed by her superior acting, pitiful story and especially her beauty.

Long story short, and this is really not much of a spoiler, Madeleine gets off and becomes a cause célèbre throughout Paris. Her acting career takes off and she is cast in the dead producer’s play after all, not as a bit player but as the lead. Everywhere she goes,

she’s showered with attention. Winning the case has also jumpstarted Pauline’s career. Alas, the collateral damage is her affair with André because now his rich, industrialist father will never agree to their union. Actresses are bad enough but Madeleine is a confessed killer. Still, life is pretty good at

this point until...Odette Chaumette arrives on the scene. Odette was a major star of stage and screen during the silent era but has aged out of everything except her ego. She is on the cusp of throwing a very large monkey wrench into the pair’s newly acquired fame and fortune.

Ozon, writing with Philippe Piazzo, adapted the 1934 play by Georges Berr and Louis Verneuil called “Mon Crime.” This is Ozon’s sly tribute to “#MeToo.” His women are smart, cagey and fascinating. Most of the men are willing pawns, some more so than others. He has populated his screen with a panoply of living legends intermingled with some of the stars of tomorrow, all of whom are able to pull off the difficult timing of this farce. Doors open, doors slam shut, sight gags are tossed freely, identities are mistaken, disaster is always imminent, conversations are misinterpreted with malapropisms thrown in at will. The dialogue is clever and is always time-period perfect but interjected with feminist sensibilities that blend in perfectly. There are no real villains in the piece, but those who wish ill of our two young leading ladies will rue the day.

Madeleine and Pauline, our young heroines, are played respectively by Nadia Terezkiewicz and Rebecca Marder, a member of the Comédie Française. Nadia is a terrific foil for all the men trying to take advantage of her; Rebecca, with her sly delivery, keeps things moving for the two of them. Édouard Sulpice plays André Bonnard, the slacker boyfriend. Although a relatively minor role, he really sells his unmotivated rich kid, unwilling to do anything for a dime other than live off the meager earnings of his girlfriend. That he is willing to marry someone else for money so that he can “keep” Madeleine is not an irony that is lost on her.



Dany Boon and Fabrice Luchini



Fabrice Luchini, Judge Rabusset, is a beloved and lauded television, film and theater actor little known on this side of the world but a major star in Europe. His timing is pitch perfect and he really delivers as the pretentious, know-it-all but befuddled judge who trips over everything including his tongue and cheek. Dany Boon as the wealthy Fernand Palmarède is the good friend, bailing the two girls out of trouble over and over and never asking for anything in return. Boon, one of France's leading comedy actors and writers, cashes in on his screen persona as a nice guy, sometimes misunderstood, but always forgiving.

André Dussolier, Mr. Bonnard, the rich industrialist, has been a star since the '70s, going back to "And Now My Love" directed by Claude Lelouch. He has segued brilliantly from young romantic leads and feckless youths to the fathers of the romantic leads and feckless youths. Villain or hero, he adds just the right amount of empathy so that you never completely hate him. Whether in the lead or in support, he steals every scene as we watch his tough exterior gradually give way both appropriately and inappropriately to the lovely Madeleine.

But the coup de grace in Ozon's casting is Isabelle Huppert. She is a force of nature, generous to those with whom she is working but dominating every scene, and rightfully so. More known for her dramatic roles,

her comic timing is impeccable (watch her episode in "Call My Agent" for a preview). As is true with everyone in this movie, the comedy is played straight, with no knowing glance to the audience, no broad strokes. She cuts through her scenes with a scalpel. From the moment she enters, she's front and center even when not on screen. The authority of her character changes all the dynamics previously in play. And of course, there's her timing and withering glances. Part of what makes her great is the humanity that lurks below the surface. Her Odette is hilarious but also human. She is Norma Desmond in "Sunset Boulevard," humanely played for laughs, one short step away from the madness.

I had so much fun watching this film (twice) for the Paris locations as filmed by Manu Dacosse; the period-perfect costumes by Pascaline Chavanne; the production design by Jean Rabasse that captured the Art Deco style of the era; the actors I recognized, and even those that I didn't; and the smart dialogue and situations that flew off the screen. The only criticism I have is that the text in the end credits, explaining what happened to the characters, wasn't translated into English. Those tongue-in-cheek captions were an absolute highlight.

In French with English subtitles.

Now playing at the Laemmle Royal. ●



Nadia Tereszkiewicz and Rebecca Marder



Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did book reports for a living. For several years she was a freelance writer for "Written By," the magazine of the WGA West, and was adjunct faculty at USC in the writing division of the School of Cinematic Arts. Neely has been writing film and television reviews for the "Easy Reader" for more than 10 years. Her past reviews can be read on Rotten Tomatoes where she is a tomato-approved critic.

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Rebecca Marder and Nadia Tereszkiewicz

**4** GOLDEN GLOBE® AWARD NOMINATIONS

BEST PICTURE (Drama) BEST DIRECTOR (Bradley Cooper) BEST ACTOR (Bradley Cooper) BEST ACTRESS (Carey Mulligan)

**8** CRITICS CHOICE AWARD NOMINATIONS

BEST PICTURE BEST ACTOR (Bradley Cooper) BEST ACTRESS (Carey Mulligan) BEST DIRECTOR (Bradley Cooper) BEST ORIGINAL SCREENPLAY (Bradley Cooper & Josh Singer) BEST CINEMATOGRAPHY (Valerio Lazariti) BEST EDITING (Michael Tesoro) BEST HAIR AND MAKEUP

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This is grand-scale filmmaking that's also bracingly intimate.  
Stephanie Zacharek, TIME

**"ABSOLUTELY EXTRAORDINARY."**

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Peter Travers, abcNEWS

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# NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, January 23, 2024 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

## **REVIEW OF A GENERAL PLAN AMENDMENT TO THE GENERAL PLAN LAND USE MAP; AND AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE MIXED USE OVERLAY ZONE REGULATIONS APPLICABLE TO RESIDENTIAL CONVERSION OF EXISTING COMMERCIAL BUILDINGS TO MIXED USE BUILDINGS AND AN ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION (ND) FOR THE MIXED USE OVERLAY ZONE AMENDMENTS**

The Mixed Use Overlay Zone (MU Overlay Zone) was adopted in November 2020, via Ordinance No. 20-O-2825, and established development standards to guide future commercial/residential mixed use developments on certain C-3 Commercial Zone properties in the City. The MU Overlay Zone allows for properties to be redeveloped with mixed use projects, or to convert existing commercial buildings to mixed use projects. At their July 18, 2023 formal meeting, the City Council held a study session to review the implementation of the MU Overlay Zone and discussed whether the MU Overlay Zone regulations should be modified in the future. One of the topics considered at the study session was the residential unit density calculation in the conversion section (BHMC §10-3-1888) of the MU Overlay Zone regulations. The discussion identified that the number of allowable residential units in an existing commercial building should be calculated based on the existing building envelope rather than the size of the property. The City Council provided direction to staff to develop a draft amendment of the MU Overlay Zone regulations for the City Council's consideration that clearly allows the use of the minimum unit size of 500 square feet to calculate the maximum density allowed for conversion projects. This modification also necessitates a General Plan Amendment to the General Plan Land Use map to identify the density calculation that is applicable to conversion projects. At the September 28, 2023 Planning Commission meeting, staff presented the draft ordinance and General Plan Amendment, and the Commission voted unanimously (5-0) to adopt the resolution recommending the draft ordinance and the General Plan Amendment for approval to the City Council.

### **ENVIRONMENTAL REVIEW**

The City of Beverly Hills has previously adopted a Mitigated Negative Declaration (MND) for the adoption of the Mixed Use Overlay Zone regulations (Project). The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA), and was responsible for the preparation of the MND and related initial study. The previously adopted MND document is available at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made. The previously adopted MND indicated that the Project would not result in significant impacts to Agricultural and Forestry Resources, Biological Resources, Mineral Resources, and Transportation/Traffic. The MND also indicated that the Project would result in less than significant impacts related to Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, and either no impact or less than significant impacts on certain environmental issues related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Population and Housing.

An addendum to the previously adopted MND for a proposed change to the Mixed Use Overlay Zone has been prepared, pursuant to California Code of Regulations, Title 14, §15164. A copy of the addendum will be available as part of the agenda materials for this meeting date, on [www.beverlyhills.org/citycouncilmeetings](http://www.beverlyhills.org/citycouncilmeetings), at least 72 hours before the meeting. The Project description and location are described above, and the adoption of amendments includes changes that are limited to revisions that will result in greater clarity

regarding the application of regulations. The proposed general plan amendment and code changes will include a clarification regarding the calculation of maximum density allowed for conversion projects under the MU Overlay Zone, and a change to the General Plan Land Use map noting this clarification. Since these changes consist of clarifications of existing regulations, the Project will not result in significant impacts to the areas of study in the adopted MND, and none of the conditions in California Code of Regulations, Title 14, §15162 have occurred, the City Council will consider the adoption of the addendum to the previously adopted MND.

### **HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING**

Members of the public may participate in the meeting by attending in-person or telephonically; and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

#### Public Comment Participation:

- Oral Comment/Listen only: (310) 288-2288
- Email: [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org)
- Video (during public comment only): <http://beverlyhills.org/comment>
- To Watch Video Live: <http://beverlyhills.org/live> or
- On-Demand: <http://beverlyhills.org/citycouncilmeetings>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

#### How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council/Parking Authority. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length in the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.


Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

#### In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

If there are any questions regarding this notice, please contact **Chloe Chen** in the Community Development Department at **(310) 285-1194**, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Please also contact the planner listed here to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED  
City Clerk

 Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

[www.beverlyhills.org](http://www.beverlyhills.org)





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# A SEASON OF GIVING

As 2023 comes to a close, the Beverly Hills Courier would like to recognize a number of entities that have impacted the lives of our community. Please join us in supporting these organizations and their critically important work.









## Why You Should Be an Optimist in 2024

BY EVA RITVO, M.D.

As 2023 winds down, most of us will spend some time reflecting on the year and thinking about the one ahead. With ongoing wars in Northern Europe and the Middle East and a Presidential election already heating up, I wonder how we are able to find optimism as we turn the page into the new year.

The Pew Research Center's latest data reveals a complex emotional landscape in the United States. While a significant percentage of Americans express concerns over national ethics, education and international relations, there's an undercurrent of resilience that's often overlooked by the media. For instance, despite economic and political anxieties, a YouGov survey in late 2023 found that nearly half of Americans anticipated a good or great year for themselves in 2024.

If you can cultivate optimism, it may have a positive impact on your health. A meta-analysis of 15 studies, involving over 229,000 participants, found that optimists had a 35% lower risk of cardiovascular events and a 14% lower risk of mortality compared to pessimists ("Psychosomatic Medicine," 2019). A study conducted at the University of Kentucky showed that optimists had stronger immune responses compared to pessimists. The same study found that the most optimistic individuals had a 50-70% greater chance of reaching 85 years of age compared to the least optimistic individuals.

Moreover, we know that optimism is good for our mental health. Optimists are more likely to engage in proactive coping and problem-focused coping strategies. Rather than denying or avoiding problems, they take active steps to resolve them; a more effective way of dealing with life's inevitable challenges. Research has linked optimism to a lower risk of developing certain mental health conditions, such as depression and anxiety and a longitudinal study by Giltay, et al. (2004) found that optimistic individuals had less than half the risk of developing depression compared to pessimists. Optimism contributes to greater resilience, enabling individuals to bounce back from hardships and traumatic events more effectively.

There is evidence suggesting that optimism can have beneficial effects on specific brain regions. For instance, research using functional magnetic resonance imaging (fMRI) has shown that optimists may exhibit different brain functioning in areas related to processing errors and emotional stimuli, which could contribute to their more positive outlook (Sharot, Riccardi, Raio and Phelps, 2007).

Optimism can have a significant positive impact on relationships. They tend to see the best in people and situations. This positive outlook can foster goodwill and a supportive atmosphere in relationships. It helps in focusing on the strengths and potential of the partner/friend/child/co-worker rather than dwelling on flaws or challenges.

Optimists are more likely to express



gratitude and appreciation, which are key components of healthy relationships. They also tend to avoid negative communication patterns like criticism and defensiveness. Optimism is often contagious. An optimistic person can uplift others, creating a more positive and joyful environment.

So, when we are surrounded by negative news, here are some tips to help you increase your level of optimism:

**1. Stay Informed, but Limit News Consumption:** Being informed about global events is important, but excessive exposure to news can turn any optimist into a pessimist. Restrict your news intake to a certain time each day (preferably during daylight and not with meals).

**2. Focus on What You Can Control:** There are many global issues that you, as an individual, can't control. Instead of feeling helpless or overwhelmed about these, focus on actions and decisions within your control that can positively impact your immediate environment or community.

**3. Engage in Positive Activities:** Participating in activities that bring you joy or relaxation can significantly boost your mood. Whether it's a hobby, exercise, or spending time with loved ones, engaging in positive experiences can help maintain an optimistic outlook.

**4. Volunteer and/or Contribute to a Cause:** Helping others can provide a sense of purpose and positivity. Volunteering for a local charity, contributing to community projects, or supporting causes you care about can make a positive difference and improve your outlook.

**5. Practice Gratitude:** Regularly acknowledging and reflecting on the things you're grateful for can help shift your focus from negative to positive aspects of life.

**6. Avoid Compassion Fatigue:** When sad things are happening to those around

us, we often need to step back and nourish ourselves. It is important to set healthy boundaries and not take on the suffering of others. Show up as a helper and learn to recognize the difference between your struggles and the struggles of others. Social media has made it very challenging to differentiate as global trauma regularly enters our homes. We are designed to be interconnected and to care, and it can be very confusing to know how and where to set boundaries.

**7. Connect with Others:** Building and maintaining strong relationships with family and friends can provide emotional support and a more positive outlook. Sharing concerns and receiving encouragement from others can be very beneficial.

**8. Take Care of Your Physical Health:** It is hard to be an optimist when you are challenged by your physical health. Regular exercise, a balanced diet, sufficient sleep and avoiding toxins can improve your mood and energy levels.

**9. Seek Inspiration:** Reading uplifting stories or books, listening to motivational podcasts, or watching inspiring movies can help maintain a positive perspective. I wrote "Bekindr: The Transformative Power of Kindness" to share stories about kind acts from strangers and to remind myself and others that the world is full of warm and generous people.

**10. Practice Mindfulness and Meditation:** These practices can increase your awareness of the present moment and help you cultivate a more balanced and positive mindset.

**11. Set Realistic Expectations:** Understand that it's normal to feel down or pessimistic at times, especially given current global challenges. Accepting this can help you manage your expectations and be kinder to yourself.

**12. Seek Professional Help if Necessary:** If you find it extremely difficult to stay positive or if negative feelings are affecting your daily life, consider seeking help from a mental health professional.

Remember, optimism doesn't mean ignoring the challenges and difficulties of the world. It's about maintaining hope and a belief in the possibility of positive outcomes, despite these challenges. In 2024, optimism becomes more than just a feel-good philosophy; it is a powerful stance that can drive positive change and offer psychological resilience in a world of uncertainty. Despite the tumultuous events in 2023 and those anticipated in 2024, optimism remains a powerful choice for navigating the year with optimal mental and physical health.

"A pessimist sees the difficulty in every opportunity; an optimist sees the opportunity in every difficulty." - Winston Churchill ●



Beverly Hills Courier columnist Dr. Eva Ritvo is a psychiatrist with more than 30 years' experience practicing in Miami Beach. She is the author of "Bekindr-The Transformative Power of Kindness" and the founder of the Bekindr Global Initiative, a movement to bring more kindness in the world. She is the co-author of "The Beauty Prescription" and "The Concise Guide to Marriage and Family Therapy." She is also the co-founder of the Bold Beauty Project, a nonprofit that pairs women with disabilities with award-winning photographers creating art exhibitions to raise awareness. Dr. Ritvo received her undergraduate and medical degrees from UCLA, and psychiatry residency training at Weill Cornell Medicine.







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# Birthdays



Happy Belated Birthday  
**NOOSHIN MESHKATI**  
December 22



Happy Belated Birthday  
**ROBIN GERBER**  
December 25



**DAVID BENNETT**  
December 31



**STEPHANIE J. HIBLER**  
December 31



**DANICA MCKELLAR**  
January 3



**DINA FIGUEROA**  
January 4



**JULIA ORMOND**  
January 4

## BEVERLY HILLS COURIER

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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). There are some places you can't properly enjoy until you make the necessary contributions to officially belong there. Do you really want to put in the work? Is the club worthy of the dues you'll have to pay?

**TAURUS** (April 20-May 20). However you may empathize, you cannot take on the pain or responsibility that belongs to another. You can, however, echo what the other person is going through and provide reassurance that no one is alone.

**GEMINI** (May 21-June 21). What you do to get possessions in order will help your relationships and vice versa. It will be easier to be content with very little. Having too much is overwhelming and gives nothing for the mind to rest on. It's the inner riches that matter.

**CANCER** (June 22-July 22). We are all but limited people trying to do our best with imperfect circumstances. The limits aren't necessarily detriments, though. Today they will help you define your style, identify your strengths and achieve many aims.

**LEO** (July 23-Aug. 22). You may regret certain investments of time and money, but you'll never regret investing in your own development. With every move you increase your self-reliance and keep proving to yourself how capable you are.

**VIRGO** (Aug. 23-Sept. 22). Meaningful interactions can be as small as a breath. Take a break from trying. Believe in your presence, which is more than enough. Sometimes just being near one another, in the same room, each doing your own thing, is heaven on earth.

**LIBRA** (Sept. 23-Oct. 23). You count on different people to show up for you in different ways. Some are constant and loyal, some endlessly supportive, some critical and some annoying. Those are your most intimate relationships, intimacy and annoyance being gloriously intertwined.

**SCORPIO** (Oct. 24-Nov. 21). The unceasing absurdity you witness is a gift, something to laugh about. Of course, you could cry, dance, yell... all ways to discharge pent-up energy. Laughing will be the most fun, though.

**SAGITTARIUS** (Nov. 22-Dec. 21). A day of short stories, brief explanations, quick visits... all pointedly effective, as people have such short attention spans today, especially for anything outside of what

they believe to be relevant to them. You'll keep the action popping along.

**CAPRICORN** (Dec. 22-Jan. 19). Pride is not the same as self-esteem, though they often wear matching suits. Those who feel a deep sense of worthiness may wear the suit because it's comfortable, while the others put it on to feel powerful. True power doesn't need to dress up.

**AQUARIUS** (Jan. 20-Feb. 18). Everything and everyone has a vibe. And while you

may be able to read it from afar, your up-close sense will be immediate and visceral. For anything with the potential to impact your life in a big way, go check it out in person.

**PISCES** (Feb. 19-March 20). Pull back your energy for a moment and observe the situation. You'll be struck by how odd this feels to you, and you'll become suddenly aware of just how much extra effort you've gotten accustomed to putting in.



This year's holiday gift of a pup is Benny. He is a 2-year-old, 22-pound sociable and affectionate terrier mix. If interested in having Benny as a New Year's gift, please contact Shelter of Hope at 805-379-3538.

[shelterhopepetshop.org](http://shelterhopepetshop.org)



**NEW COMMISSIONERS, from page 1** recently joined the Planning Commission.

So, what compels someone to enter the selection process for commissioner? For Milkowski and JR Dzubak, the newest member of the Recreation and Parks Commission, the throughline is a long-held desire to give back to a community that has given them so much.

Dzubak and Milkowski were two of four commissioners sworn into their posts in 2023. Pam Kraushaar, BHUSD administrative assistant for the Superintendent's Office, and Susan Kimura, a senior manager at Yahoo, also began their terms on the Human Relations Commission and the Public Works Commission, respectively. Kraushaar and Kimura were not available for interviews for this story.

As the Recreation and Parks Commission and Planning Commission serve two different functions, it follows that Dzubak and Milkowski were attracted to their respective commissions for different reasons.

Milkowski recently served as chair of the Rent Stabilization Commission. His desire to join the Planning Commission began during the lead-up to the referendum election on the proposed Cheval Blanc Beverly Hills hotel, when he and his wife, Gloria, began watching every meeting.

He was inspired by the important role the commission plays in the city's future and respected the commissioners' competencies and careful analyses. Soon, Milkowski was

eager to join them.

Since moving to Beverly Hills in the late '90s, Milkowski has been deeply involved with the community. In addition to the Rent Stabilization Commission, he served as the first chair of the Friends of Greystone. This varied background affords him a unique perspective as the Planning Commission's newest member, he said.

During his term, Milkowski is focused on addressing three major issues: Getting approval of the city's housing element, building up the mixed-use overlay zone and continuing to weigh the importance of each project against residents' concerns.

"I don't want to be a follower and be part of a rubber stamp program," Milkowski said. "I think I have a very good understanding of what's of value to the city. I'm just happy to share as I always have been my entire life."

Dzubak, meanwhile, was eager to join the Recreation and Parks Commission because he sees it as the city's most fun commission.

"I mean, it is a lot of fun," Dzubak said. "And it also represents a lot of the things I'm familiar with."

As a former president of the Rotary Club of Beverly Hills and the current executive director of the Boys and Girls Clubs of West San Gabriel Valley, Dzubak said his diverse experience running nonprofits and engaging communities will help him become an effective commissioner.

"Working on the national level at Boys

and Girls Club of America, and back here at a local level, I think what it's prepared me for is how to unite people, how to look at the community as a whole and engage people through a level of trust, honesty and transparency," Dzubak said.

He also wants to encourage more residents to pursue outdoor activities and is particularly focused on expanding the city's pickleball opportunities and increasing leadership opportunities for the youth.

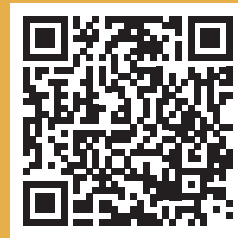
"We're looking at doing a Junior Ranger program, looking at ways that kids could really take advantage and get involved," he said.

Dzubak prizes inclusivity and collaboration, and over the coming years he expects to see greater partnerships between different commissions, including joint projects led

by commission chairs. The city's collaborative spirit is one of his favorite aspects of life in Beverly Hills and one of the biggest influences on his priorities as a new commissioner.

"When you walk the city, as my wife and I do almost every night ... you run into community stakeholders, and they share thoughts and opinions about improving and making our city better," Dzubak said. "And I feel like I'm making such an impact by being that voice that people feel - through transparency and trust—they can come to me and voice their concerns or share some of the issues that they would like to see changed or implemented." ●

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# Fun and Games

SUDOKU AND PUZZLE ANSWERS FOR 12/22/23 ISSUE on page 20

**SUDOKU**  
12/29/23 ISSUE

6							5	7
	4		8		2		6	
3	9							
4					1	8		
				6				
		3	7					4
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	7		6		3		9	
9	8							6

## COURIER WEEK 17 NFL Schedule & Odds

- |  |   |
|--|---|
| <p><b>THURSDAY, DEC. 28</b><br/>N.Y. JETS @ CLEVELAND<br/>5:15 PM PRIME VIDEO (CLE -7 1/2)</p> <p><b>SAUTURDAY, DEC. 30</b><br/>DETROIT @ DALLAS<br/>5:15 PM ABC/ESPN (DAL -6)</p> <p><b>SUNDAY, DEC. 31</b><br/>LAS VEGAS @ INDIANAPOLIS<br/>10:00 AM CBS (IND -3 1/2)</p> <p><b>MIAMI @ BALTIMORE</b><br/>10:00 AM CBS (BAL -3 1/2)</p> <p><b>NEW ENGLAND @ BUFFALO</b><br/>10:00 AM CBS (BUF -12)</p> <p><b>ATLANTA @ CHICAGO</b><br/>10:00 AM CBS (CHI -3)</p> <p><b>CAROLINA @ JACKSONVILLE</b><br/>10:00 AM FOX (JAX -7)</p> <p><b>TENNESSEE @ HOUSTON</b><br/>10:00 AM FOX (HOU -4 1/2)</p> | <p><b>SUNDAY, DEC. 31</b><br/>L.A. RAMS @ N.Y. GIANTS<br/>10:00 AM FOX (LAR -4 1/2)</p> <p><b>ARIZONA @ PHILADELPHIA</b><br/>10:00 AM FOX (PHI -11)</p> <p><b>NEW ORLEANS @ TAMPA BAY</b><br/>10:00 AM FOX (TB -3)</p> <p><b>SAN FRANCISCO @ WASHINGTON</b><br/>10:00 AM FOX (SF -13)</p> <p><b>PITTSBURGH @ SEATTLE</b><br/>1:05 PM FOX (SEA -3 1/2)</p> <p><b>CINCINNATI @ KANSAS CITY</b><br/>1:25 PM CBS (KC -7)</p> <p><b>L.A. CHARGERS @ DENVER</b><br/>1:25 PM CBS (DEN -3)</p> <p><b>GREEN BAY @ MINNESOTA</b><br/>5:20 PM NBC (MIN -2)</p> |
|--|---|

Week 17 Spread by: Danny Sheridan

\*Check your local listings for games schedules. All times PST.

### THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 12/29/23 ISSUE

#### GET OVER IT

BY JEREMY NEWTON / EDITED BY WILL SHORTZ

Jeremy Newton, of Austin, Texas, is an engineering manager for a mobile games company. This is his 26th crossword for The Times — mostly Sundays, and most of those having visual elements, a bent he attributes to his artistic background. Jeremy attended a magnet high school for visual arts, the Art Institute of Dallas and then an N.Y.U. Tisch graduate program in code-driven art installations. He likes the large “canvas” that Sunday puzzles afford him. — W.S.

- |  |   |  |  |
|--|---|--|--|
| <p><b>ACROSS</b></p> <p>1 Delights</p> <p>5 Seesaw-powered vehicle on railroad tracks</p> <p>12 They may be wireless</p> <p>16 Mass approvals</p> <p>18 Bay Area start-up mecca</p> <p>19 Powered (by)</p> <p>21 Where Lords Byron and Tennyson studied</p> <p>23 Site of a claw machine</p> <p>24 Private meeting</p> <p>25 Add, as cilantro to guacamole</p> <p>27 “___ of course!”</p> <p>28 Alternative to Google</p> <p>29 Failed web venture, in slang</p> <p>33 Previously, in poetry</p> <p>34 Biggest club in Vegas?</p> <p>35 Flabbergast</p> <p>36 Real dump</p> <p>38 Features of Russian Orthodox churches</p> <p>40 Trekker to Mecca</p> <p>43 Org. that employed W.W. II-era Donald Duck as a spokesperson</p> <p>44 Murals or graffiti, e.g.</p> <p>46 How one might sing an R.&amp;B. ballad</p> <p>50 It might make your hair stand on end</p> <p>51 Whales swim in them</p> | <p>52 Declaration upon arrival</p> <p>55 Mormon Church inits.</p> <p>56 Sensational reading material</p> <p>60 ___-repeated</p> <p>61 Longstanding rivalries</p> <p>62 Stir up</p> <p>64 Expansive</p> <p>65 Recreational ___</p> <p>66 1937 Steinbeck novella</p> <p>70 Pedicure target</p> <p>71 Count on one hand?</p> <p>73 Ainer of the morning show “Get Up”</p> <p>74 Do the bare minimum</p> <p>75 Olive in old comics</p> <p>76 “You!?” whimsically</p> <p>77 Former M.L.B. left-handed pitchers Jackson and Leiter</p> <p>79 Like the moon in a solar eclipse</p> <p>81 Malicious Mr. of fiction</p> <p>82 A regular in Italian clubs?</p> <p>85 2002 hit song for No Doubt</p> <p>87 Cry for a spell?</p> <p>90 Angsty and brooding</p> <p>91 Significant piece</p> <p>92 In the heart of, poetically</p> <p>93 Due ÷ due</p> <p>94 Fast-food chain with a sunrise in its logo</p> <p>98 Call in a ring, for short</p> <p>99 Dweller in a tree hollow</p> <p>101 Obnoxiously fratty sort</p> | <p>102 “Allow me to demonstrate?”</p> <p>106 Be an ambassador for, in brief</p> <p>107 “It all makes sense now”</p> <p>110 Like some economies and moisturizers</p> <p>112 Left-wing protest group</p> <p>114 Past disagreements that are no longer of concern ... or each block of shaded squares in this puzzle?</p> <p>118 Don't give up on</p> <p>119 How ancient mariners relied on the stars</p> <p>120 Actress Witherspoon</p> <p>121 Sport</p> <p>122 Apt word spelled from this puzzle's “covered” letters, top to bottom</p> <p>123 Office monitor, in brief</p> | <p>10 “___ girl!”</p> <p>11 “Succession” TV family</p> <p>12 Left jobs on bad terms, say</p> <p>13 Remote button</p> <p>14 Home of the Rosa Parks Museum</p> <p>15 Siren, for one</p> <p>17 Space heater?</p> <p>18 Alternative to a cab</p> <p>19 “Sounds reasonable”</p> <p>20 Abominate</p> <p>22 Go-aheads</p> <p>26 “Hi there, friend”</p> <p>30 Practices diplomacy</p> <p>31 How Reubens are made</p> <p>32 O.R. V.I.P.s</p> <p>35 Suffer</p> <p>36 Put together</p> <p>37 Fad figurine with colorful unkempt hair</p> <p>39 What takes a toll?</p> <p>40 Chooses sidewalk over subway, say</p> <p>41 Long story short?</p> <p>42 Au ___ (menu phrase)</p> <p>45 Dum-dum</p> <p>46 Life partner</p> <p>47 It's a lot for a lord to manage</p> <p>48 “I mean ... uh ... it's just ...”</p> <p>49 Don Juan</p> <p>53 Adler who outwitted Sherlock Holmes</p> <p>54 Worn ___ frazzle</p> <p>57 “Go ahead and decide”</p> <p>58 Co-star of “Airplane!” and “Hot Shots!”</p> |
|--|---|--|--|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

- |   |  |  |  |
|---|--|--|--|
| <p>59 Left quickly, with “out”</p> <p>61 “The Crown” actress Claire</p> <p>63 How some Cajuns converse</p> <p>64 Crumb lugger</p> <p>67 Required E.M.T. skill</p> <p>68 Much of it is junk</p> <p>69 “Cómo ___ usted?”</p> <p>72 Mastodons’ defenses</p> <p>77 Taking after</p> | <p>78 Lapis ____, blue gem pulverized for paint during the Renaissance</p> <p>80 “Arabian Nights” prince</p> <p>81 1950s school dance</p> <p>83 Over the line, so to speak</p> <p>84 Texter’s “To me ...”</p> <p>86 Sludge</p> <p>87 Operator of the Texas Eagle and Southwest Chief</p> <p>88 Perfectly refurbished</p> | <p>89 Rescue dog, e.g.</p> <p>90 School-email ender</p> <p>95 Some low-risk government issues, informally</p> <p>96 Take for ___ (bamboozle)</p> <p>97 Natalie with 12 Top 40 hits</p> <p>100 “Are you serious?!”</p> <p>101 Unlink from a social media post, say</p> <p>102 California’s San ___ County</p> | <p>103 Barbecue leftovers</p> <p>104 “Hoo-boy!”</p> <p>105 Brainstorm</p> <p>108 Lowly deckhand</p> <p>109 What one star may mean</p> <p>111 [shiver]</p> <p>113 Bitter brew, in brief</p> <p>115 Cause of a swollen head</p> <p>116 Air ... or chair</p> <p>117 Illegal car maneuver, often</p> |
|---|--|--|--|



# Public Notices

## OBITUARIES

### *Steven Matthew Firtel* 1975-2023



**Steven Matthew Firtel**, who was born on April 13, 1975 in La Jolla, California, passed away suddenly at the age of 48 on December 5, 2023.

Steven received his bachelor's degree from the University of Southern California in Business Administration in 1997 and

his juris doctor degree from Pepperdine School of Law in 2002. After completing law school, Steven remained in Los Angeles where he began his career and also married his wife, Andrea, in 2002. He was entrepreneurial from a young age and used that skill set to establish Trojan Lending, a wholesale mortgage bank. He later became a principal and co-managing partner for Oro Capital Advisors, a boutique real estate investor and investment management firm in Los Angeles.

Beginning at a young age, Steven had a tremendous love for sports. He could sit for hours talking about random sports facts, yesterday's big game, or the biggest sports news of the day. Steven was also a die-hard San Diego Padres fan. He had loved the USC Trojans since college, until recently switching to the Oregon Ducks after his son started college there.

Steven loved to cook and was a wine connoisseur. He enjoyed cooking wonderful meals for his friends and family, especially BBQ, which was his favorite. Steven had a biting wit, searing intelligence, insatiable curiosity and wonderful sense of humor. He had a strong sense of loyalty and would drop everything at a moment's notice to help someone that he cared about. Steven was generous with his time and affection.

The most wonderful part of Steven was the endless love he had for his family, especially his wife and children. They were his guiding light. Organizing family trips, helping with homework, driving his kids to their tennis and golf tournaments, and lending a listening ear were among the many ways he showed his love for his family. He will forever be remembered as a loving, adoring, devoted, loyal, and thoughtful son, husband, father, brother, and uncle.

Steven is survived by his wife, Andrea, and their two children, Bradley and Alli, his parents, Richard and Judy Firtel, and his two brothers, Andy and Ken Firtel, and their families. He will be forever loved and missed by his family and those who knew him best.

A private funeral was held in Los Angeles on Monday, December 11, 2023. In memory of Steven, his family encourages loving and cherishing those that you hold dear to your heart and spreading kindness to others.

## PUBLIC NOTICES

T.S. No.: 23-9680 Loan No.: \*6334 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A Deed of Trust , Security Agreement and Fixture Filing (With Assignment of Rents and Leases) DATED 12/8/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust , Security Agreement and Fixture Filing (With Assignment of Rents and Leases) described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust , Security Agreement and Fixture Filing (With Assignment of Rents and Leases), with interest thereon, as provided in the note(s), advances, under the terms of the Deed of Trust , Security Agreement and Fixture Filing (With Assignment of Rents and Leases), interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: 1000 Gardner, LLC, A California Limited Liability Company Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES, LLC Recorded 12/10/2021 as Instrument No. 20211843289 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/11/2024 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$4,574,379.76 Property being sold "as

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is - Where is" Street Address or other common designation of real property: 1000 N Gardner Street West Hollywood Ca 90046 A.P.N.: 5531-023-012 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604 OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE Deed of Trust , Security Agreement and Fixture Filing (With Assignment of Rents and Leases), GUARANTEES, UCC'S, SECURITY AGREEMENTS. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code.

## PUBLIC NOTICES

The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Web site [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 23-9680. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 12/13/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Tina Suikonen, VP of Operations and Compliance NPP0444740 To: BEVERLY HILLS COURIER 12/22/2023, 12/29/2023, 01/05/2024

NOTICE OF TRUSTEE'S SALE T.S. No.: 23-9635 Loan No.: \*6350 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) DATED 2/18/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) described below. The sale will be made, but without covenant or warranty, expressed

## PUBLIC NOTICES

or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest and late charges thereon, as provided in the note(s), advances, under the terms of the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: 1013 Spaulding, LLC, A California Limited Liability Company Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES, LLC Recorded 2/24/2022 as Instrument No. 20220219483 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/18/2024 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$7,852,859.74 Property being sold "as is - Where is" Street Address or other common designation of real property: 1013 N SPAULDING AVE WEST HOLLYWOOD CA 90046 A.P.N.: 5530-015-023 THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604 OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), GUARANTEES, UCC'S, SECURITY AGREEMENTS. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first

## PUBLIC NOTICES

publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Web site [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 23-9635. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 12/14/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Tina Suikonen, VP of Operations and Compliance NPP0444869 To: BEVERLY HILLS COURIER 12/29/2023, 01/05/2024, 01/12/2024



# Public Notices

## BID PACKAGE NO. 24-350-27

CITY OF BEVERLY HILLS  
PUBLIC WORKS - PROJECT  
ADMINISTRATION  
345 FOOTHILL ROAD  
BEVERLY HILLS, CALIFORNIA 90210

### LEGAL NOTICE - BIDS WANTED

### CIVIC CENTER PARKING GARAGE SECURE VEHICLE PARKING IMPROVEMENTS PROJECT

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

- SECTION 1: NOTICE INVITING BIDS
- SECTION 2: INSTRUCTIONS TO BIDDERS
- SECTION 3: GENERAL SPECIFICATIONS
- SECTION 4: CONTRACT
- SECTION 5: BONDS
- SECTION 6: INSURANCE
- SECTION 7: SCOPE OF WORK

### SECTION 1: NOTICE INVITING BIDS

#### 1. Notice Inviting Bids

a. Date of Request: **December 28, 2023**

b. Bid Number: **24-350-27**

**Item Description:** The Project includes, without limitation, the installation of new security fencing, exit gates, two new roll-up garage gates to enclose two subterranean levels and providing restricted access secured parking area within the existing municipal parking garage at 450 N. Rexford Dr, Beverly Hills, CA. 90210. The new fencing shall contain new exit doors with restricted access control entry. The restricted access shall be provided via card readers, devices and controls integration will be provided by the City's AMAG access control vendor. The contractor is responsible for providing all electrical infrastructure necessary to power the new roll-up gates and AMAG access control devices at all new gate locations. Any fire protection modifications required as a result of the fencing and roll-up doors /gates shall be handled by the contractor as a Deferred Approval.

This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. Execution of the Work shall be completed within 45 calendar days from the day of the Notice To Proceed.

**Obtaining Bid Documents:** The Bid Package, including the plans and specifications may be viewed and downloaded from the Planet Bids website:

<https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/112772>

c. Bid Opening: **Thursday – January 25, 2024 at 5:00 p.m.**

d. Due Date and Bid Submittals: Bids must be submitted electronically on the Planet Bids website.

e. Contractor's License: In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class B, C10 and D-28, or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

f. Liquidated Damages: There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

g. Prevailing Wages: In accordance with Labor Code Section 1770 et seq., this Project is a "public work," and thus, the Contractor and any Subcontractors must pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site.

h. Pre-bid Conference Date and Location: A mandatory pre-bid conference will be held on **Monday, January 8 at 10:00am** at the Civic Center Parking structure located at 450 N. Rexford Drive, Beverly Hills CA 90210. Bidders should meet in the Level 1 elevator lobby. Please pre-register for the pre-bid conference by emailing the project manager, **Martin Nunes**, at [mnunes@beverlyhills.org](mailto:mnunes@beverlyhills.org) by Friday, January 5, 2024.

i. Bid Security: Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

j. Payment Bond and Performance Bond: A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

k. Insurance: Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

l. Time of Completion: The contractual completion time shall be 45 calendar days from the date of Notice To Proceed.

m. Retention: In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

n. Contact Person: A bidder or potential bidder who has questions regarding this project should submit questions on the Planet Bids website. Written responses to all questions will be issued via addendum.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALTY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

## NOTICE TO BIDDERS for the RODEO DRIVE BOLLARDS PROJECT within the City of BEVERLY HILLS, CALIFORNIA

**BIDS** - Sealed proposals for the **RODEO DRIVE BOLLARDS PROJECT** within the City of Beverly Hills, will be received up to the hour of 2:00 p.m. (Pacific Time), on Thursday, **January 18, 2024**, via Planetbids. Bid results will be sent to all bidders through Planetbids and the award of the contract will be made during a subsequent meeting of the City Council.

Refer to webpage:  
<https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/110827>

**SCOPE OF THE WORK** - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements, supplies and permits necessary for, or appurtenant to, the construction and completion of the project indicated above in accordance with Standard Drawings and the Specifications prepared for this project.

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's webpage (<http://www.beverlyhills.org/tags/bids/>). Then click on the link "PLANET BIDS".

**ENGINEER'S ESTIMATE** - The preliminary cost of RODEO DRIVE BOLLARDS PROJECT for this work has been prepared and the said estimate is **\$850,000.00**.

**NON- MANDATORY PRE-BID MEETING – A NON-MANDATORY** pre-bid meeting is scheduled for **January 4, 2024** at 9:00 AM. The meeting will be held virtually through Microsoft Teams at: Meeting ID: 257 152 505 939 Passcode: cmE8a4 TIME: 9:00 AM to 10:00 AM Pacific Time (US and Canada)

**OPTIONAL SITE VISIT** - Respective Bidders are also encouraged to attend an optional site visit. Date: Thursday, **January 4, 2024** Time: 10:30 AM to 12:30 PM Pacific Time (US and Canada) Meeting location: Northwest corner of Rodeo Drive and Brighton Way

**CITY CONTACT** - Any questions or requests for information can be directed to the project manager, **Teresa Revis** at [trevis@beverlyhills.org](mailto:trevis@beverlyhills.org).

**CONTRACTORS LICENSE** - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess at least one of the following licenses: **"A"**

**THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALTY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.**

### FICTITIOUS BUSINESS NAME STATEMENT 2023273064

The following is/are doing business as:  
1) **MADISON AVENUE CARPET CLEANING**  
2) **MADISON AVE. CARPET CLEANING**  
3) **MADISON AVE CARPET**  
Enrique Juarez, 4047 Berryman Ave. Los Angeles, CA 90066 The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed on MAY 12: **Enrique Juarez, Owner**: Statement is filed with the County of Los Angeles: December 21, 2023; Published: December 22, 29, 2023, January 5, 12, 2024 LACC/N/C

## NOTICE TO BIDDERS for the COPLEY PLACE RECONSTRUCTION PROJECT within the City of BEVERLY HILLS, CALIFORNIA

**BIDS** - Proposals for the **PEDESTRIAN CROSSING IMPROVEMENTS** project within the City of Beverly Hills, California, shall be received up to the hour of 2:00 p.m., on **Thursday, January 11, 2024** via Planetbids. Bid results will be posted on PlanetBids soon after downloading the bids. Award of the contract will be made during a subsequent meeting of the City Council.

**SCOPE OF THE WORK** - In general, the project consists of the demolition of the existing concrete street and reconstruction of Copley Place and Copley Drive in the City of Beverly Hills.

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's webpage (<http://www.beverlyhills.org/tags/bids/>). Then click on the link "PLANET BIDS".

**CITY CONTACT** - Any questions or requests for information can be directed to the project manager, Manu Dhaliwal, P.E., at [mdhaliwal@beverlyhills.org](mailto:mdhaliwal@beverlyhills.org) or by calling 310-285-2513.

**PUBLIC WORKS CONTRACTOR REGISTRATION NUMBER** - The Contractor is required to register with State of California Department of Industrial Relations (DIR) and meet requirements to bid on public works contracts.

**CONTRACTORS LICENSE** - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): **"A"**

**THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALTY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.**

### SUDOKU ANSWERS 12/28/23 ISSUE

5	2	8	9	7	3	6	4	1
7	4	6	2	8	1	9	3	5
1	9	3	5	6	4	2	8	7
4	5	9	8	2	6	7	1	3
6	8	1	4	3	7	5	9	2
2	3	7	1	5	9	8	6	4
9	7	5	3	4	8	1	2	6
3	1	2	6	9	5	4	7	8
8	6	4	7	1	2	3	5	9

### PUZZLE ANSWERS 12/28/23 ISSUE

MUD	CAT	CARDIO	OVUM
ACRONYM	SAWBUCK	OBESE	
ALONGPARTY	LINES	NONOS	
MAPS	OSHA	SPA	AETNA
NUB	HOTBUT	TONISSUES	
CLAMOR	ARI	PASTOR	
LAMEDUCK	BILLS	PALEST	
IRE	BOOR	EBB	RODEO
CASIO	MOI	UPLOAD	OUR
SPEAKERS	OF	THEHOUSE	
BRITA	EEL	KENTS	
GRASSROOT	SMO	MOVEMENT	
LUC	PALATE	ELI	SOPOR
ANIMA	TEL	GONG	IDO
MONAMI	CAMPAIGN	CHAIR	
GROVES	BRA	CRANNY	
CABINET	POSITION	UZO	
AGING	RIM	FROS	ASIA
BAKES	ANACTO	FCONGRESS	
AVERT	DENSELY	BIODATA	
LESS	EDITED	POSTOP	



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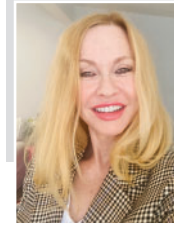
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## 08 LEGAL SERVICES

### Mattel Shareholders Purchasing MAT Stock from mid-July 2019 to August 8, 2019

Participate in \$98 Million Settlement  
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1 BDRM + 1 BA.



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**443 S. Oakhurst Dr.**  
1 BD + DEN + 1 BA.  
1 BDRM + 1 BA.



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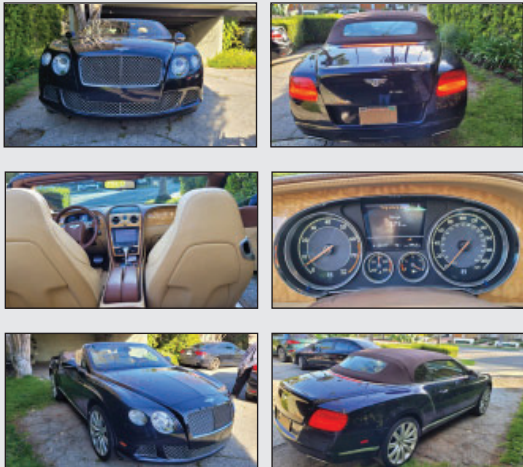
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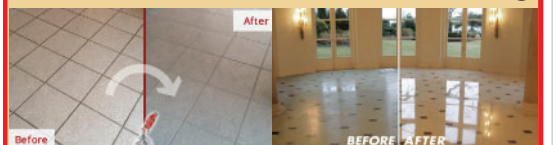
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